

24 June 2014

Memorandum

To: Dave Mark, OCWD

From: Meredith Durant and Margaret Wild

Copy: Ann Sturdivant, Santa Ana Regional Water Quality Control Board,
John Scandura and Tom Cota, Department of Toxic Substances Control

Subject: Clarification of History of the 500 S. Raymond Avenue, 1300 E. Valencia Drive, and
700 Sally Place Properties

Basic Information

Industrial uses of the sites (500 S. Raymond Ave, 1300 E. Valencia Drive, and 700 Sally Place) included the manufacture of guitars and other musical instruments by Columbia Broadcasting Systems (CBS) and the manufacture of aircraft components by Weber Aircraft, MAG Aerospace Industries, and Monogram Systems. CBS exclusively used the buildings at 500 S. Raymond Drive and 1300 E Valencia Drive. MAG Aerospace and Weber Aircraft exclusively used the buildings at 1300 E. Valencia. The address now known as 700 Sally Place was an undeveloped piece of land south of the building at 1300 E Valencia Drive that was subdivided and later developed as the Weyerhaeuser Facility.

In 1952 Leo Fender purchased the property at 500 S. Raymond Ave to develop a facility to manufacture musical instruments. In 1953, Fender moved into four new buildings at this location and by 1959 there were a total of nine buildings adjacent to one another. Fender manufactured acoustic and electric guitars, electric pianos, amplifiers and other stringed instruments.

Prior to 1965 the (1300 E. Valencia Drive) site was unimproved and used for agricultural purposes (orange groves). CBS acquired the 500 S. Raymond Ave property in 1965 and purchased Fender. Fender became a division of CBS. CBS subsequently purchased 14.06 acres of land at 1300 E. Valencia Dr. to the east of 500 S. Raymond for expansion purposes. By 1966 CBS owned 21.46 combined acres and by 1967 the buildings covered 175,000 square feet. This area included the property currently known as 700 Sally Place (8.6 acres).

In 1985, CBS/Fender ceased manufacturing operations at the subject properties. The 1300 E. Valencia Drive property was vacant from 1985 to 1988 but was purchased by Southern Pacific Transportation Company in 1986. In 1988 the property was sold to Pacific Capital Application, Inc. Toyo Real Estate has owned the property since 1992 (Waddell, 2011).

Mag/Weber Industrial Activities

Weber Aircraft (who manufactured seats, toilets, and kitchens for aircraft) occupied all or part of the 1300 E. Valencia Drive property from 1988 – 2001. The company merged with MAG Aerospace Industrial (Monogram Systems) in 2001. Neither Weber nor MAG Aerospace used

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the property at 500 S. Raymond. The manufacturing operations were performed at 1300 E. Valencia, and a degreaser was used on the west side of the building at the loading dock. MAG Aerospace ceased operations at the site in 2003. The building at 1300 E. Valencia was razed in 2007 and new buildings have since been constructed on this property.

Beginning in 1988, the building at 1300 E Valencia was used to manufacture aircraft components. MAG/Weber performed engineering design, welding, painting, cleaning/coating, precision tooling, plastic molding, metal and plastic fabrication, product assembling, packaging, and product storage (Waddell, 2011). The coating of metal parts involved the use of solvents to clean the parts prior to coating. Chemicals were stored outside along the building's south side, near its southwest corner. The wastewater treatment facility was located at the southwest part of the building. A UST was located in the plating area for accumulating rinse water. A PCE degreaser was located in the west loading dock area inside a concrete trough. The degreaser was inactivated in 2001 (CRWQCB, 2003).

CBS/Fender Industrial Activities

Fender's chemical or solvent uses during this period are undocumented. The manufacture of electric pianos involved use of degreasers to clean metal parts. During CBS/Fender's tenure at the site, the degreaser and solvent storage was at 500 S. Raymond Ave and the degreaser was located in that building from 1959-1984. When CBS purchased Fender in 1985, the majority of its operations were moved to the main building at 1300 E. Valencia Drive, but it continued to use the 500 S. Raymond Avenue buildings for musical instrument manufacturing. CBS/Fender used 1,1,1-TCA for degreasing but later switched to PCE between 1968 and 1978.

Weyerhaeuser Site Industrial Activities

The vacant 8.6-acre parcel (originally part of the 1300 E Valencia property) was purchased by Weyerhaeuser Company between 1991 and 1992. Aerial photographs taken in 1992 and 1995 show the Sally Place cul-de-sac, but the property was undeveloped. Weyerhaeuser was issued a building permit in 1995, and by 2003 a large building with a loading dock was constructed at the 700 Sally Place property.

Little information is available pertaining to Weyerhaeuser's use of the property. A soil and Hydropunch investigation was conducted between 1992 and 1993. The soil and Hydropunch investigation found that groundwater beneath the site was contaminated with PCE. Higher concentrations of PCE were measured in low-lying areas where run-off likely ponded and infiltrated. The site had been used by Fender as a parking lot, and by MAG/Weber to store equipment (Waddell, 2011).

Weyerhaeuser does not appear to be responsible for the PCE contamination in groundwater at the site.

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Status of 1300 E. Valencia Site

Two environmental assessments were performed during 2001 and 2002 to determine whether past and present operations have impacted soil and groundwater at the 1300 East Valencia site. Some of the manufacturing processes utilized at the site required use of spray painting, chemical plating, degreasing and chemical storage. In 2001 Arcadis performed a subsurface soil investigation that included the collection of soil vapor samples from soil vapor probes and the collection of soil samples from soil borings. Soil vapor samples collected from the PCE degreaser area and the chemical storage area had VOC concentrations ranging from 5 to 70 µg/l (in air). Arcadis recommended additional investigation to better characterize the site so soil samples were collected from eight soil borings, CPT tests were completed, groundwater monitoring wells were installed and groundwater samples were collected.

In December 2002, Regional Board staff discussed the status of groundwater monitoring at the site with Mr. Adam Hutchinson of the Orange County Water District (OCWD). In addition, copies of the soil and groundwater reports were provided to OCWD staff for their review and comments. Based on follow-up discussions between Regional Board staff, Mr. Hutchinson and Arcadis, it was decided that additional groundwater sampling should be performed during fiscal year 2003.

Groundwater samples were collected from the five monitoring wells between February and August of 2003. The laboratory analytical results for each quarter indicated that the concentrations of PCE and TCE are similar to the previous sampling rounds with a decreasing trend in the monitoring wells in the vicinity of the solvent degreaser, chemical storage and former dip tank areas. Two monitoring wells that contain PCE and TCE in concentrations ranging between 4.2 µg/l and 69 µg/l are located upgradient (MW-3) and cross-gradient (MW-2) from the manufacturing activities at the site. The closure letter clearly states that it appears that groundwater beneath the site is being impacted by an upgradient source.

From the Closure Letter: *"It is apparent that VOCs from this site have impacted groundwater. Although the significance of past impacts of groundwater from this site are not known, the current presence of VOCs in soil and groundwater do not appear to be significant. Based on the low concentrations and small amount of mass of VOCs that are present in soil and groundwater, the limited volume of groundwater that is impacted at this site, the limited lateral and vertical extent of VOCs in groundwater, and the existence of an off-site source, the site does not pose a threat to beneficial uses of groundwater. The groundwater monitoring wells shall not be removed until OCWD determines if they wish to utilize these monitoring wells for their regional groundwater monitoring."* (CRWQCB, 2003).

VOCs in Offsite Groundwater

As indicated on the attached Figure 1, PCE and TCE were detected in samples from three groundwater monitoring wells, located immediately downgradient of the property in South Raymond Avenue. In samples collected in 2009, PCE was detected at concentrations ranging from 8 to 30 µg/l, and TCE was detected in concentrations ranging from 30 to

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330 µg/l. These data indicate that groundwater west (downgradient) of the property contains VOCs at concentrations much greater than the respective MCLs.

Remediation

There has been no remediation of groundwater performed at any of the three subject properties. Soil remediation was only conducted at the 1300 E. Valencia property, and consisted of removal of three USTs, and removal of the dip tank shed and the flammable storage shed in 1988.

References

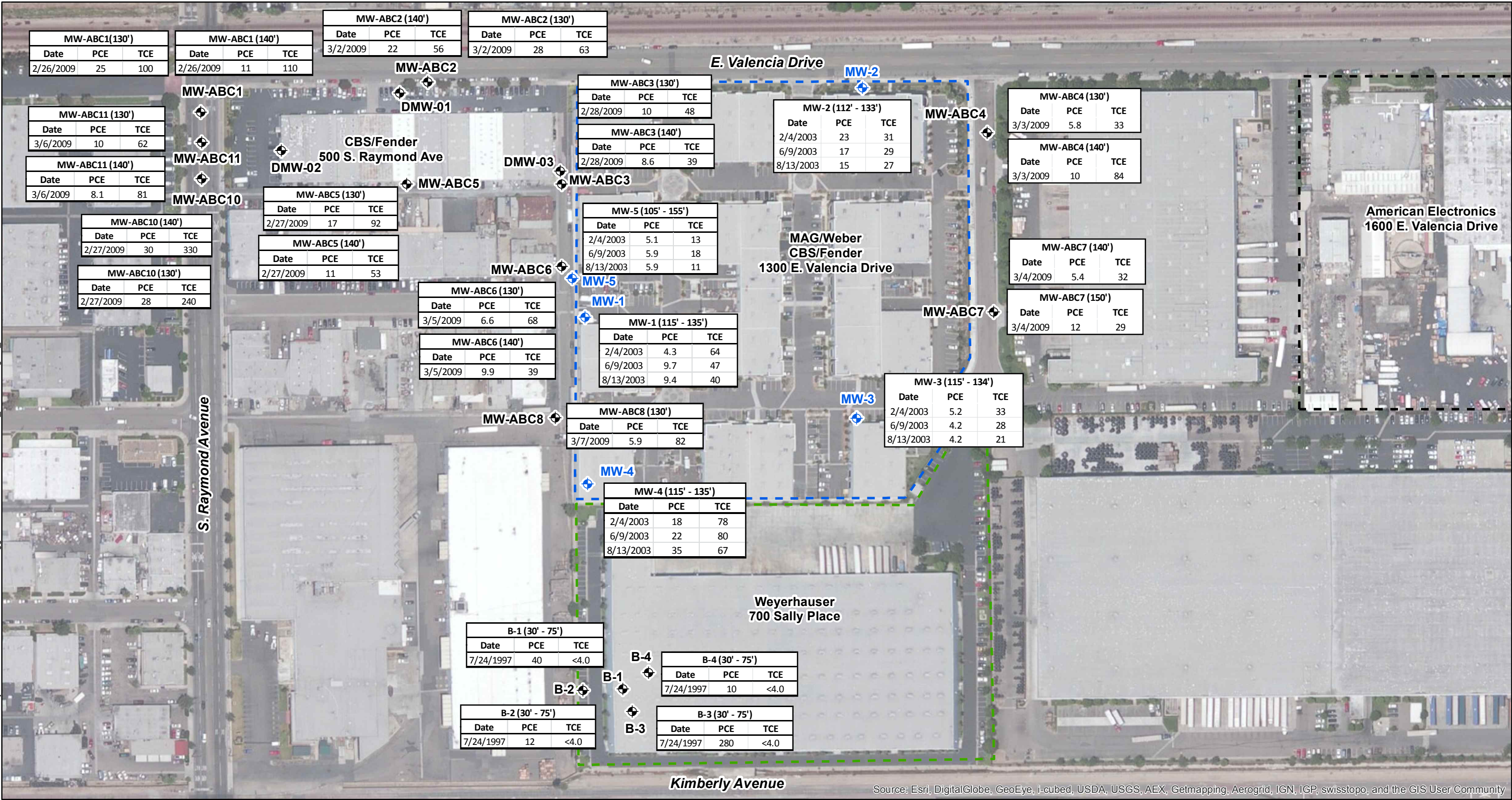
California Regional Water Quality Control Board Santa Ana Region. *Case Closure for MAG Aerospace Industries, Inc., Facility (Former Weber Aircraft Facility)*. 2 December 2003.

Waddell, 2011. *Site Summary Appendix C5, CBS/Fender and MAG/Weber, 500 South Raymond Avenue, 1300 East Valencia Drive, and 700 Sally Place, Fullerton, CA.*

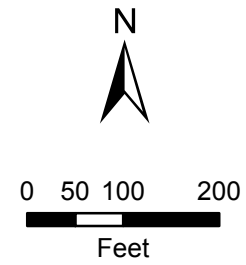
Enclosure(s) (#)

1. Map showing most recent groundwater data collected from 500 South Raymond, 1300 East Valencia and 700 Sally Place properties.

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- Notes:
1. All locations are approximate
 2. All units are ug/l
 3. This figure was updated on 16 June 2014



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Former CBS/Fender and Mag/Weber Sites
1300 East Valencia, 500 S. Raymond,
700 Sally Place

K/J 1365047*00
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Figure 1